

020.A

0004

0502.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

375,400 / 375,400

USE VALUE:

375,400 / 375,400

ASSESSED:

375,400 / 375,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	502
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Owner 1: HARE BRIAN J

Owner 2: NARDONE JULIE M

Owner 3:

Street 1: 34 HAMILTON RD #502

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ROHLFING MINERVA M -

Owner 2: -

Street 1: 34 HAMILTON RD #502

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	375,400			375,400		145934
							GIS Ref
							GIS Ref
							Insp Date
							12/14/17



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	145934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	375,400	0	.	.	375,400		Year end	12/23/2021
2021	102	FV	364,100	0	.	.	364,100		Year End Roll	12/10/2020
2020	102	FV	353,700	0	.	.	353,700	353,700	Year End Roll	12/18/2019
2019	102	FV	332,200	0	.	.	332,200	332,200	Year End Roll	1/3/2019
2018	102	FV	297,200	0	.	.	297,200	297,200	Year End Roll	12/20/2017
2017	102	FV	276,300	0	.	.	276,300	276,300	Year End Roll	1/3/2017
2016	102	FV	276,300	0	.	.	276,300	276,300	Year End	1/4/2016
2015	102	FV	259,300	0	.	.	259,300	259,300	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROHLFING MINERV	45793-503		8/4/2005		328,000	No	No		
	17370-574		9/1/1986		150,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2017								Measured
5/6/2000								DGM 197 PATRIOT

## ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	R - REAR	

**BATH FEATURES**

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 34.
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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMs: 4	BRs: 2	Baths: 1	HB
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1985
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	R - Rear
Total Units:	

Floor:	5 - 5th Floor
% Own:	0.441900015

Name:	34 - 6049
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**DEPRECIATION**

Phys Cond:	AV - Average	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	20.4	%

**CALC SUMMARY**

Basic \$ / SQ:	325.00
Size Adj.:	1.14034152
Const Adj.:	1.01871002
Adj \$ / SQ:	377.545
Other Features:	32828
Grade Factor:	1.00
NBHD Inf:	1.22000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471637
Depreciation:	96214
Depreciated Total:	375423

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	460.61
Special Features:	0	Val/Su Net:	400.64
Final Total:	375400	Val/Su SzAd:	400.64

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Building Number 34.
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Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMs: 4	BRs: 2	Baths: 1	HB
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**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

Totals	1	4	2
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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	937	377.550	353,760

Net Sketched Area:	937	Total:	353,760
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Size Ad	937	Gross Area	937	FinArea	937

**IMAGE**

**AssessPro** Patriot Properties, Inc